

TO LET

WAREHOUSE PREMISES WITH OFFICE

748.51 SQ M (8,057 SQ FT)

Lamb & Swift
Commercial Property

01204 522 275 | lambandswift.com



**UNIT 6
DUNSCAR BUSINESS PARK
BLACKBURN ROAD
BOLTON
BL7 9PQ**

£48,300
Per annum

- Located on well-established business park
- High quality warehouse/workshop
- Office and reception area
- On site CCTV
- Good tenant mix on site
- Ample on-site parking
- May suit a number of other uses STPP
- Incentives available



LOCATION

Dunscair Business Park is both prominently and conveniently located upon Blackburn Road (A666) in Dunscair, which is located approximately 4 miles north of Bolton town centre, with access to the National Motorway Network via St Peters Way, which is within easy reach.

In the local area, there are the semi-rural suburbs of Egerton, Bromley Cross and Eagley.

DESCRIPTION

The subject property comprises a well-proportioned self-contained ground floor warehouse unit with electrically operated roller shutter and separate pedestrian entrance. The unit is to be repainted throughout before occupation.

The unit has excellent office content, with a reception, together with well-appointed kitchen and WC facilities.

Externally, there is a communal loading yard and ample car parking.

ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Internal Areas:

	SQ M	SQ FT
Warehouse (incl kitchen & WC)	678.21	7,333
Office/reception	67.30	724
Total	748.51	8,057

LEASE TERMS & RENTAL

Available by way of a new Full Repairing & Insuring Lease for a term of years to be agreed. The rental is £48,300 per annum exclusive.

SERVICE CHARGE

A service charge will be levied to recover the cost of common site maintenance and landscaping. Further information available on request.

VAT

VAT is applicable at the prevailing rate.

BUSINESS RATES

Our enquiries at the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £40,5000 from 30th April 2024.

The Standard Uniform Business Rate for the 2024/2025 Financial Year is 54.6 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

SERVICES

The mains services connected to the property to include water, gas, electricity supply and mains drainage. Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

EPC

Unit 6 Dunscair Industrial Estate Blackburn Road BOLTON BL7 9PQ	Energy rating C
Valid until 8 December 2026	Certificate number 0494-0529-3730-3690-3603

Energy Performance Asset Rating: C (71)

LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

VIEWING

Strictly by appointment with sole agents, Lamb & Swift Commercial.

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